

**TRANSFER
TAX PAID**

WARRANTY DEED

52-32

Know All Men By These Presents

That I, **Marjorie A. Cosgrove**, of Waterville, County of Kennebec and State of Maine, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration paid by **Kennebec Savings Bank**, a Maine banking corporation having an office at Waterville, County of Kennebec and State of Maine, and whose mailing address is 226 Main Street, Waterville, ME 04901, the receipt whereof I do hereby acknowledge, do hereby GIVE, GRANT, BARGAIN, SELL, AND CONVEY unto the said Kennebec Savings Bank, its successors and assigns forever, certain premises located in Waterville, County of Kennebec and State of Maine, and being more particularly bounded and described as follows, to wit:

A certain lot or parcel of land, together with the buildings and improvements thereon, situated on the west side of Main Street in the City of Waterville, County of Kennebec, State of Maine, bounded and described as follows, to wit:

Beginning at an iron pin set in the ground in the westerly line of said Main Street; thence running westerly one hundred forty-seven and two tenths (147.2) feet to an iron pin set in the ground; thence running northerly eighty-seven (87) feet to a granite monument set in the ground; thence easterly one hundred seventeen (117) feet to the westerly line of said Main Street; thence running southerly in said westerly line of said Main Street eighty-two (82) feet to the point of beginning. Said premises contains eleven thousand one hundred fifty-four (11,154) square feet, more or less.

The beginning point on the westerly line of Main Street as stated above, according to a deed of the property between the southern bound of the above parcel and North Street is one hundred thirty-nine and six tenths (139.6) feet from the intersection of North and Main Streets.

BEING the same premises acquired by Marjorie A. Cosgrove by Trustee's Deed from Marjorie A. Cosgrove, David A. Cosgrove, and Jane E. Dirkman as Trustees of the Cosgrove Marital Trust dated December 18, 1989 by deed dated March 28, 1996 and recorded in the Kennebec County Registry of Deeds in Book 5114, Page 213; and also by Trustee's Deed from Marjorie A. Cosgrove, David A. Cosgrove, and Jane E. Dirkman as Trustees of the Cosgrove Family Trust dated December 18, 1989 by deed dated June 20, 1996 and recorded in said Registry of Deeds in Book 5158, Page 254. Said parcel also includes within its bounds the 516.67 square foot parcel conveyed to Kennebec Savings Bank by the Trustees of the Cosgrove Loving Trust by Warranty Deed recorded in the Kennebec County Registry of Deeds in Book 5238, Page 82 at which time said parcel was owned by the Grantor herein and this deed also corrects said prior conveyance.

Also, another certain lot or parcel of land situate in Waterville, County of Kennebec and State of Maine, being more particularly bounded and described as follows, to wit:

Beginning at a three-quarter (3/4) inch pipe marking the southwesterly corner of property conveyed to the Cosgrove Loving Trust as described in a deed recorded in the Kennebec County Registry of Deeds in Book 3984, Page 127, said iron pin located one hundred fifty and four tenths (150.4) feet from the westerly side of Maine Street; thence northerly along the westerly bound of property now or formerly of the Cosgrove Loving Trust sixty-five (65) feet, more or less, to an iron pin marking the northwesterly corner of property now or formerly of the Cosgrove Loving Trust; thence continuing on the same course eight (8) feet to a point marking the northeasterly corner of property acquired by Kennebec Savings Bank from Frances T. Powers, said deed recorded in the Kennebec County Registry of Deeds in Book 5209, Page 158; thence north fifty-four degrees twenty-eight minutes west (N 54° 28' W) twenty and zero tenths (20.0) feet along the northerly bound of property acquired by Kennebec Savings Bank from the said Frances

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T. Powers; thence south eighteen degrees fifty-five minutes west (S 18° 55' W) seventy-six and two tenths (76.2) feet to the iron post marking the point of beginning.

The above described parcel contains seven hundred twenty-nine and three tenths (729.3) square feet.

Reference is also made to a Standard Boundary Survey for Kennebec Savings Bank on Main Street in Waterville, Kennebec County, Maine, done by Northeast Land Surveys, said Plan dated January 24, 1996, and also to the New Branch Bank Site Plans for Kennebec Savings Bank recorded in the Kennebec County Registry of Deeds in Plan Files E96-053 and E96-153.

Being the same premises conveyed to Marjorie A. Cosgrove by Warranty Deed of even or recent date from Marjorie A. Cosgrove, David A. Cosgrove and Jane E. Cosgrove-Dirkman, Trustees of the Cosgrove Loving Trust to be recorded in the Kennebec County Registry of Deeds herewith.

TO HAVE AND TO HOLD the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said Kennebec Savings Bank, its successors and assigns, to it and its use and behoof forever.

AND I do COVENANT with the said Grantee, its successors and assigns, that I am lawfully seized in fee of the premises; that they are free of all encumbrances, EXCEPT AS AFORESAID; that I have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that me and my heirs shall and will WARRANT and DEFEND the same to the said Grantee, its successors and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, I, the said Marjorie A. Cosgrove have hereunto set my hand and seal this 28th day of February, 2005.

Signed, Sealed and Delivered
in the presence of

Received Kennebec SS.
03/03/2005 8:41AM
Pages 2 Attest:
BEVERLY BUSTIN-WATHEWAY
REGISTER OF DEEDS

William P. Dubord
Witness

Marjorie A. Cosgrove
Marjorie A. Cosgrove

STATE OF MAINE
County of Kennebec, ss.

Personally appeared before me on this 28th day of February, 2005, the above-named, Marjorie A. Cosgrove, and acknowledged the foregoing instrument to be her free act and deed.

Before me,

SEAL

William P. Dubord
Notary Public
WILLIAM P. DUBORD
Attorney At Law
Notary Public
My Commission Expires 6/26/2008